



HOUSING POLICY
DEVELOPMENT, HCD

MAR 25 2009

March 17, 2009

State Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing and Community Development Department
1800 Third Street
Sacramento, CA 95811-6942

RE: 2008 General Plan Annual Report

Please find enclosed the 2008 General Plan Annual Report for the City of Ione. If you need any additional information, please feel free to contact me.

Sincerely,

Christopher Jordan, AICP
City Planner

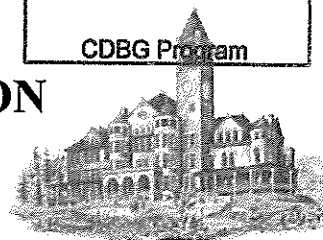
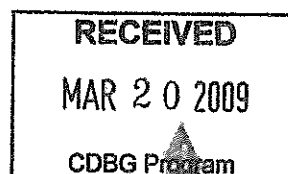
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HOUSING POLICY
DEVELOPMENT, HCD

MAR 26 2009



CITY OF IONE PLANNING COMMISSION STAFF REPORT



FOR THE MEETING OF: MARCH 10, 2009

DATE: MARCH 6, 2009
TO: HONORABLE PLANNING COMMISSION
FROM: CHRISTOPHER JORDAN, AICP, CITY PLANNER
SUBJECT: 2008 GENERAL PLAN ANNUAL REPORT

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission review the 2008 General Plan Annual Report included in the body of this staff report and direct staff to submit it to the City Council and the State Office of Planning and Research (OPR) and Housing and Community Development (HCD), as provided by State law.

BACKGROUND:

Purpose of the General Plan Annual Report

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; it is the blueprint to "Build a City." As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each city to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be completed and submitted to the State by April of each year. The report would cover the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2008 planning year and is completed for the April 2009 deadline.

Departmental Responsibilities

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. City departments responsible for implementation of the General Plan include the following:

- City Manager's Office;
- City Planning Department;
- Building Department;
- City Engineer's Office;
- City Wastewater Department;
- Finance Department;
- Fire Department; and
- Police Department.

There are several other government agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full General Plan implementation. These additional agencies include, but are not limited to, the following:

- Amador County Transportation Commission;
- Amador Water Agency;
- Amador Regional Sewer Agency;
- Amador County Air Pollution Control District; and
- Amador Unified School District.

Administration and Status of the General Plan

Element Summary

The General Plan for Ione was originally developed in 1982 and as such is based upon the State General Plan Guidelines of 1980. These Guidelines and the State law that they are based upon have been updated several times since then. The contents of the Plan cover the required elements mandated in 1980 through five categories of policies: Environmental Management, Community Development, Public Safety, Circulation, and Housing. Table 1 lists these elements and shows how they relate to the most recent State requirements - the 2003 General Plan Guidelines. The contents of these five categories are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines (2003) for content and scope. The compatibility of the General Plan with the latest General Plan Guidelines is one reason the City is in the process of updating the Plan.

section, this section also addresses the distribution of land uses and the requirements of the Land Use Element.

Public Facilities: This is an integrated section that addresses the provision of public safety services and the prevention of disasters. It addresses the requirements of the Safety Element. The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards.

Circulation Element: The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network. The Circulation Element was updated in 2003 and is generally consistent with the requirements for such an element under the State General Plan Guidelines.

Housing Element: The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve identified housing issues. This Element was adopted in 2005 and is consistent with the latest General Plan Guidelines. An update to the Element is necessary in 2009 (and is included in the pending comprehensive update) to addresses the latest Regional Housing Needs Assessment and Regional Housing Needs Plan.

Status of Implementation Actions of the General Plan and Accomplishments

The City undertook and/or completed several major milestones and projects during the 2008 planning year, including:

1. Creation of the *Framework for Planning, Entitlement Review, and Development*. This comprehensive document serves as a one-stop resource that outlines the City's development and planning process. It assists City staff, the Planning Commission, City Council, and the general public in understanding and working with the parameters established by the City's municipal code, General Plan, and Zoning Code.
2. Initiation of a comprehensive update to the Zoning Code. A public draft of the Zoning Code was released on February 10, 2009, and it is scheduled for adoption in April 2009. The amended Zoning Code will better implement the land use policies of the General Plan.
3. Continued work on the Sewer Master Plan update and work towards completion of the Sewer Master Plan Environmental Impact Report. The new Master Plan will provide a plan for services through 2030.
4. Completed numerous infrastructure projects including sidewalks and drainage improvements on East Main Street and Shakeley Lane.

Table 2: Ione's Share of the Regional Housing Needs Allocation for 2007-2014

Income Category	Number of Units	Percent of Total
Extremely Low	25	11.0%
Very Low	25	11.0%
Low	36	15.8%
Moderate	43	18.9%
Above Moderate	99	43.4%
TOTAL	228	100.0%

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA.

The Housing Element is being updated as part of the General Plan update to accommodate the 2007-2014 RHNA. Once the draft Housing Element is completed, it will be submitted to the HCD for review. After comments from the HCD are received, the City will respond and update the Housing Element accordingly. As part of the Housing Element update, the City is conducting the process of identifying appropriate areas of land and housing types to accommodate the 2007-2014 RHNA. Meeting the 2007-2014 RHNA will be designated as a City action item or completed as part of the Housing Element update. After adoption of the Housing Element, the Zoning Code will be updated accordingly and rezones conducted to ensure that adequate land is zoned to meet the needs established by the RHNA and the policies and programs established by the Housing Element.

Table 3 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

SUMMARY:

In summary, State law requires each city to adopt a long-term, comprehensive General Plan to guide the growth of the community. Each city is required to submit a General Plan Annual Report that identifies compliance with State General Plan Guidelines; identifies the implementation status of the General Plan; describes the City's progress in meeting its Regional Housing Needs Allocation; and describes progress in addressing governmental constraints to the maintenance, improvement, and development of housing. This staff report includes Ione's 2008 General Plan Report. The Report outlines the current General Plan's compliance with State General Plan Guidelines and describes the current General Plan update process. For the 2007-2014 Regional Housing Needs Allocation, Ione must provide sufficient land for 25 extremely low income units, 25 very low income units, 36 low income units, 43 moderate income units, and 99 above moderate income units. Since January 2007, the City has permitted 23 moderate income units. The update of the Housing Element, which is being completed as part of the General Plan update, will address the 2007-2014 Regional Housing Needs Allocation and identify strategies to provide sufficient land for the remaining Regional Housing Needs Allocation. The Housing Element update will also identify any governmental constraints to housing and provide strategies for addressing them. The Annual report is a political activity that will not change the physical environment, therefore it is not a project and exempt from environmental review requirements established by the California Environmental Quality Act (CEQA).

RECOMMENDED MOTIONS:

If the Planning Commission supports staff's recommendation, the following motion is recommended:

I move that the Planning Commission direct staff to submit the 2008 General Plan Report to the City Council and the State Office of Planning and Research (OPR) and Housing and Community Development (HCD), as provided by State law.